



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, July 20, 2016 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:01pm. Commissioners Tinder, Faragher, Finnegan, Haynes, Johnson, and Weeden were present. Commissioner Ruster and Councilor Leavy were excused.

2. Approval of the Minutes of the June 22, 2016 Meeting

Commissioner Finnegan moved to approve the minutes from the June 22, 2016 meeting. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Preliminary Plat – Elmwood Commons – 1715 Elmwood Avenue

Public hearing, review and consideration of a 38-lot Preliminary Subdivision Plat called Elmwood Commons for property located at 1715 Elmwood Avenue in an R-2, Two-Family Residential District

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Johnson moved to approve the motion. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – 816 Roosevelt Avenue

Public hearing, review and consideration of a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use for the property located at 816 Roosevelt Avenue in an R-1B, Single Family Residential District

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote. Matt Finnegan abstained from the discussion and vote.

5. Certified Survey Map – 1601 Gateway Boulevard

Review and consideration of a two-lot Certified Survey Map for the property located at 1601 Gateway Boulevard in the City of Beloit

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Faragher asked when this property was zoned PLI. Ms. Christensen provided the history of the zoning.

John Knabe, New Leaf Homes, provided background on the history of New Leaf buying properties and building homes in the Gateway.

Commissioner Johnson asked what the original intent was for Raven Drive. Ms. Christensen explained that Raven Drive was intended to continue as a street. Commissioner Johnson also asked if there was any intent to develop more residential buildings north of the subject properties. Ms. Christensen stated that there are currently no plans.

Commissioner Haynes brought up the concern that the proposed lots were located next to a C-1 zoning district. He mentioned that residents in that area should be aware that the neighboring lots could be commercially developed.

Commissioner Faragher asked if there were any concerns from residents. Ms. Christensen stated that there were two residents of the neighborhood who voiced concerns about their views being ruined.

Commissioner Haynes moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

6. **Comprehensive Plan Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of an amendment to the Future Land Use Map of the City’s Comprehensive Plan from Parks & Open Spaces to Single-Family Residential - Urban for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote.

7. **Zoning Map Amendment – Easternmost 2 Acres of 1601 Gateway Blvd (near Raven Dr.)**
Public hearing, review and consideration of a Zoning Map Amendment from PLI, Public Lands & Institutions District, to R-1A, Single-Family Residential District for the easternmost 2 acres of 1601 Gateway Boulevard (adjacent to Raven Drive).

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

8. **Land Acquisition – 106 square foot Strip of Land Adjacent to 605 Eclipse Blvd (Library Parcel)**
Review and consideration of the transfer of a 106 square-foot strip of land along Eclipse Boulevard from Hendricks Commercial Properties to the City of Beloit

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Johnson moved to approve the motion. Commissioner Haynes seconded the motion. The motion passed, voice vote.

9. Prior Plan Commission Items

Council approved the sign at Krueger Park. The next meeting may be cancelled. In 2017, Planning staff will need to review the Comprehensive Plan.

10. Adjournment

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Ashley Rosenbaum.